



Case Number **ZC-17-142**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 19, 2017

Council District 7

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: None submitted

Support: None submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Fort Growth Partners**

Site Location: 332-416 Nursery Ln, 403-413 Sunset Ln Mapsco: 61W/X

Proposed Use: **Townhomes**

Request: From: "B" Two-Family

To: "UR" Urban Residential

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent**

Background:

The proposed rezoning is located north of Scott Road between Nursery Ln. and Sunset Ln., an area now identified as the Riverdistrict. Several recent zoning cases have changed the zoning to Urban Residential on the property to the north and Mixed Use and Urban Residential in the neighborhood, especially along White Settlement Road. The applicant is proposing to rezone the area from "B" Two-Family to "UR" Urban Residential in order to develop townhomes.

As there are many projects occurring in this neighborhood, Transportation Public Works T/PW staff has been very engaged in the infrastructure needs of the area. A concept plan for the area indicates higher intensities of land uses on existing local residential streets. Reconstruction of several roadways will be necessary including repaving of the streets. On-street parking is likely expected along these streets, but the right-of-way width is limited to accommodate this parking.

This case will be heard by the City Council on September 19, 2017.

Site Information:

Owner:	Fort Growth Partners 105 Nursery Ln #200 Fort Worth, Texas 76114
Agent:	Fort Capital, LP/Shana Crawford
Acreage:	2.22 ac.
Comprehensive Plan Sector:	Northside

Surrounding Zoning and Land Uses:

North "UR" Urban Residential / undeveloped
 East "B" Two-Family / single family
 South "B" Two-Family / single family
 West "B" Two-Family / single family

Recent Relevant Zoning and Platting History:

Zoning History: ZC-17-103 "B" to "UR"; effective 8/29/17 (southwest of the subject property)
 ZC-17-071 "B" to "UR"; effective 6/6/17 (south of the subject property)
 ZC-16-214 "B" to "UR"; effective 1/23/16 (north of the subject property)
 ZC-15-135 "B" to "UR"; effective 10/19/15 (north of the subject property)
Platting History: FS-16-217 "B" zoned; (west of the subject property)
 FS-16-187 "B" zoned; (northeast of the subject property)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Sunset Ln.	Residential	Residential	No
Nursery Ln.	Residential	Residential	No
Scott Rd.	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on August 24, 2017.
 The following organizations were notified: (emailed August 21, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Westside Alliance
Riverbend NA*	Burton Hill Trinity Trails NA
Crestline Area NA	Streams And Valleys Inc
Trinity Habitat for Humanity	Fort Worth ISD
Castleberry ISD	

**Located within registered neighborhood association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "UR" Urban Residential for low density residential/townhouse development. Surrounding land uses are primary undeveloped and single-family with the area experiencing the beginning of redevelopment into higher but still low density, urban residential redevelopment.

As a result, the proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as Low Density Residential. UR allows multifamily construction but also townhouse and lower density products. The proposed zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

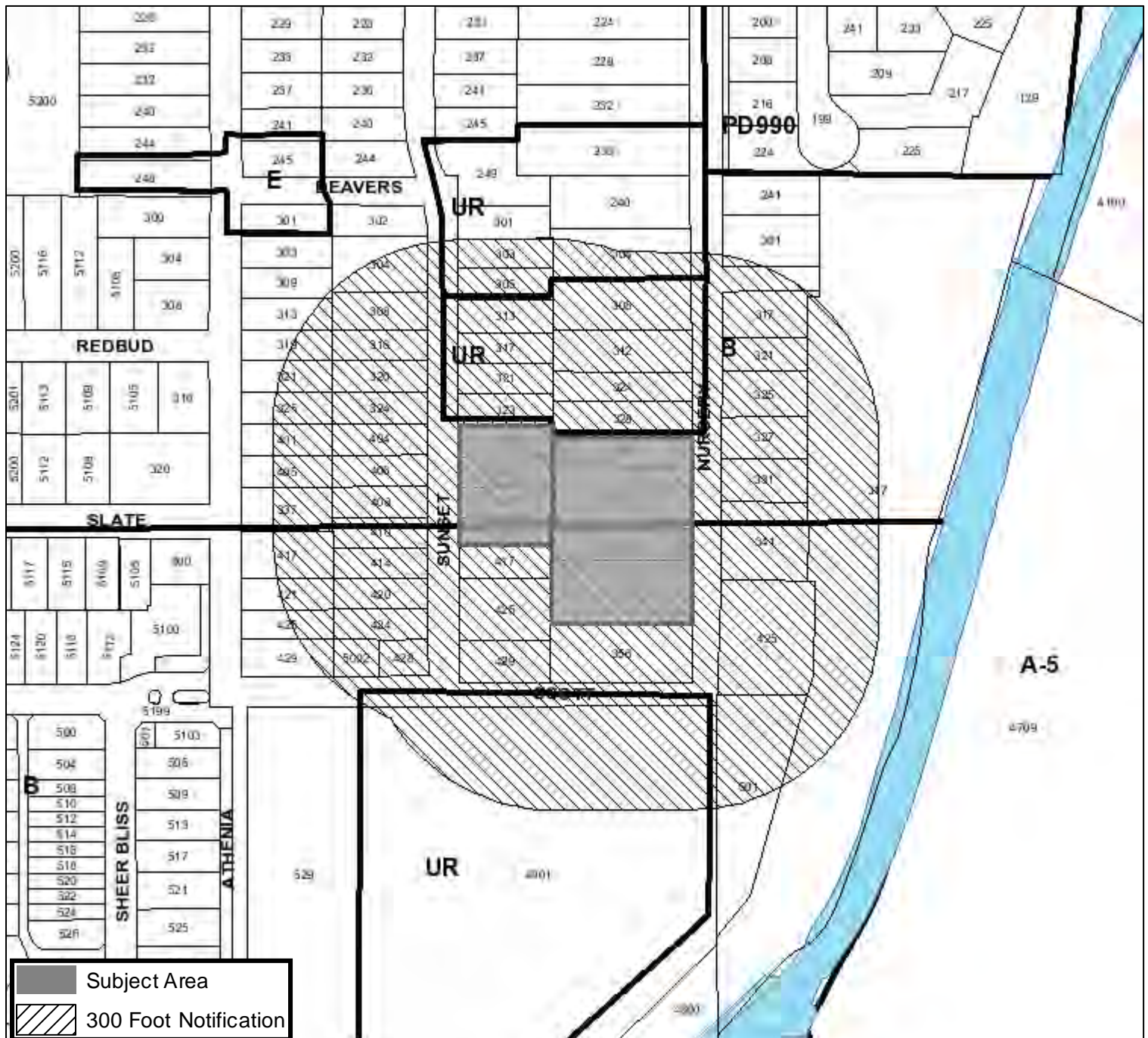
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



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Area Zoning Map

Applicant: Fort Growth Partners
Address: 332-416 (evens) Nursery Ln., 403-413 (odds) Sunset Ln.
Zoning From: B
Zoning To: UR
Acres: 2.2249287
Mapsc0: 61W
Sector/District: Northside
Commission Date: 9/13/2017
Contact: 817-392-8043



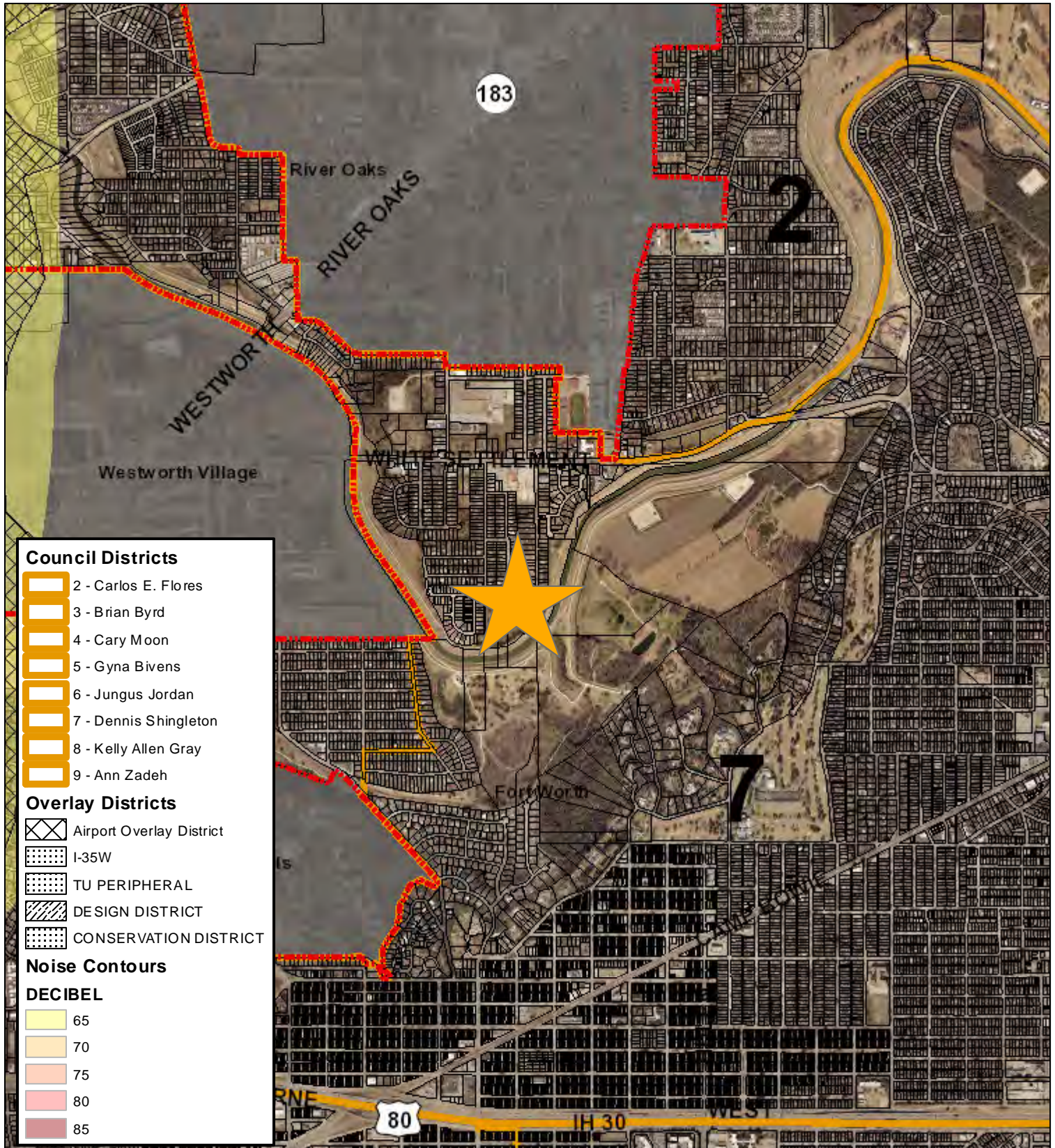
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Area Map

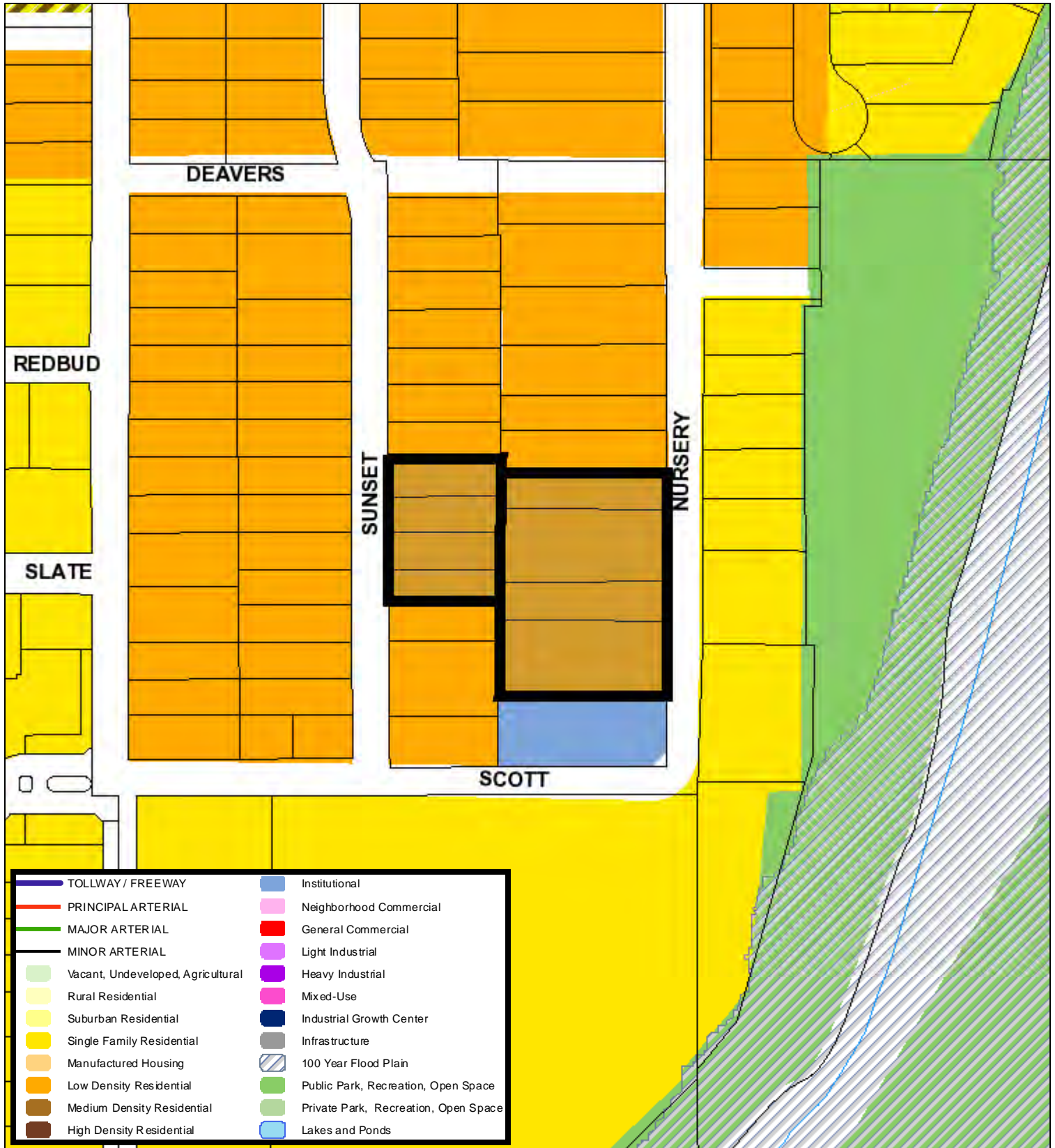


0 1,000 2,000 4,000 Feet



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Future Land Use



180 90 0 180 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.

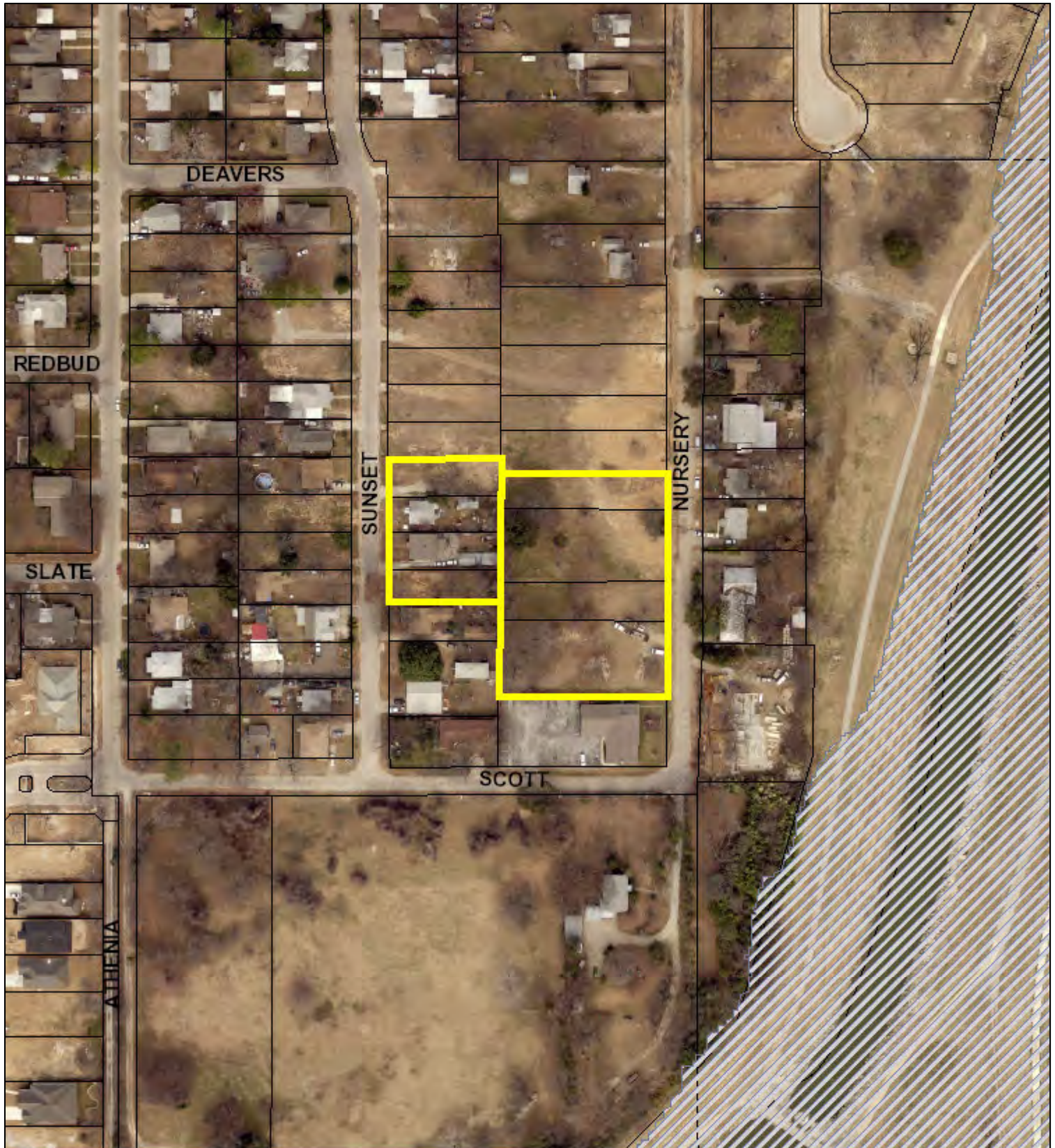


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Aerial Photo Map



0 115 230 460 Feet

